

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
June 16, 2025
Bondurant City Council

1. Roll Call

Present:	Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Bob Pepper, Council Member Matt Sillanpaa, Council Member Chad Driscoll
City Officials Present:	City Administrator Marketa Oliver, City Clerk Shelby Hagan, Finance & Employee Services Director Jene Jess, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Library Director Michell Klinker-Feld, Assistant Fire Chief Anthony Rauterberg

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:02 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Driscoll, seconded by McKenzie, to approve the agenda. Vote on Motion 5-0. Motion carried.

5. Guests requesting to address the City Council

Brad Lewis, 7575 NE 57th Street, provided an update to the council regarding Buck's Depot. Jeff Cook, 708 Jefferson Avenue, SE, addressed the Council regarding recent comments related to Summerfest and inquired about several items listed on the meeting agenda.

6. Consent Agenda:

All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.

a. Approval of June 2, 2025, City Council Meeting Minutes

b. Claims List & Treasurers Report

c. Applications for Council Approval

d. Receive & File - BES May Monthly Report

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- e. R-250616-176- Resolution approving Professional Design Services Agreement with Shive-Hattery in the amount of \$105,600 for design services related to the Chichaqua Valley Trail, East Extension Project
- f. R-250616-177- Resolution approving action to order construction and set date of letting and public hearing for The Garden project
- g. R-250616-178- Resolution ratifying a Bond Purchase Agreement, providing for the issuance of \$10,225,000 General Obligation Corporate Purpose Bonds, Series 2025A and providing for the levy of taxes to pay the same
- h. R-250616-179- Resolution ratifying a Bond Purchase Agreement, providing for the issuance of \$34,255,000 General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2025B, and providing for the levy of taxes to pay the same
- i. R-250616-180- Resolution approving the Grain District Final Plat
- j. R-250616-181- Resolution affixing a date for a public hearing on the request to rezone Parcel 7923.01.200.024 from the Conservancy (U-1) District to the Limited Industrial (M-1) District
- k. R-250616-182- Resolution approving a Professional Services Agreement with Greenwood Consulting LLC in the amount of \$44,250 for engineering design services related to the Northwest Trunk Sewer Extension Project
- l. R-250616-183- Resolution acknowledging the eligibility of the T12 Distillery Project for the City of Bondurant's Tax Abatement Program in support of its High Quality Jobs Application to the Iowa Economic Development Authority
- m. R-250616-184- Resolution approving the Grain District Public Improvements Project plans, specs, form of contract, and cost estimate
- n. R-250616-185- Resolution approving pay request no. 6 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$115,948.93

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- o. R-250616-186- Resolution Amending Resolution No. 250121-19 to Correct Effective Date of FY26 Wage Ranges
- p. R-250616-187- Resolution approving pay request no. 8 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$265,307.70
- q. R-250616-188- Resolution approving change order no. 2 for additional storm intake work due for the 2nd St. Widening Project in the amount of \$7,917.25
- r. R-250616-189- Resolution approving pay request no. 2 to Manatt's Inc for the 2nd St. NW Widening Project in the amount of \$166,533.32
- s. R-250616-190- Resolution approving pay request No. 8 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$881,873.36
- t. R-250616-191- Resolution approving pay request No. 9 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,785,455.35
- u. R-250616-192- Resolution approving IEDA Reimbursement Agreement for the Hollerbrands Certified Site Project
- v. R-250616-193- Resolution approving IEDA Reimbursement Agreement for the Helm Certified Site Project
- w. R-250616-194- Resolution Approving Workforce Training and Economic Development (WTED) Grant Agreement with Des Moines Area Community College
Council Member Driscoll questioned item #6j and asked for clarification of the location.

Motion by Pepper, seconded by Cox, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

7. **Public Hearing**

- a. Public Hearing for the Truman Drive, NE Public Infrastructure Project
Mayor Elrod opened the public hearing at 06:08 PM.

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Public Works Director Horton summarized the status of the Truman Dr. NE Public Improvements Project, noting that Council approved a design agreement with Veenstra & Kimm in August 2023. Staff and engineers have worked with the Bondurant-Farrar School District, and plans are now finalized and ready for bid. Phase 1 will enable school construction next spring, with future phases addressing stormwater improvements, 2nd St. NE reconstruction, and intersection signalization.

Mayor Elrod closed the public hearing at 06:11 PM.

- b. Public Hearing on the award of contract for the Grain District Public Improvements Project

Mayor Elrod opened the public hearing at 06:11 PM.

Public Works Director Horton presented during the public hearing on awarding the contract for the Grain District Public Improvements Project, which includes trail extension, street reconstruction, utility work, and a new public parking lot. Nine bids were received on June 11, 2025, with Manatt's submitting the lowest at \$1,950,334.85, below the \$2.5M estimate by ISG Inc.

Mayor Elrod closed the public hearing at 06:14 PM.

8. Action Items

- a. R-250616-195- Resolution approving the amended site plan for the Bondurant-Farrar Community School District's Baseball, Softball, and Tennis development

Planning & Community Development Director Murray presented an amendment to the previously approved site plan submitted by the Bondurant-Farrar Community School District. Updates include modified parking layouts, improved pedestrian access, and stormwater management under review by the City Engineer.

Motion by Cox, seconded by Driscoll, to Approve R-250616-195. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- b. R-250616-196- Resolution approving fireworks permit application for Iowa Fireworks

Motion by Driscoll, seconded by Cox, to Approve R-250616-196. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- c. R-250616-197- Resolution awarding the contract for the Grain District Public Improvements Project to Manatts Inc in the amount of \$1,950,334.85

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Motion by McKenzie, seconded by Driscoll, to Approve R-250616-197.
Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.

9. Discussion Items -

a. City Park Parking

Public Works Director Horton initiated a discussion regarding parking around City Park, highlighting congestion issues on the east side. While new parking has been constructed on the west and south sides of the park, staff are considering the potential to prohibit parking along the east side to alleviate traffic concerns. Additionally, the Council discussed overnight parking regulations and enforcement in the area. No action was taken; this item was for discussion only.

b. Water Shortage Plan Implementation

Council discussed the ongoing regional water shortage and implementation of Stage 3 of the Water Reduction Plan by Central Iowa Water Works (CIWW) and Des Moines Water Works (DMWW). Due to high nitrate levels in the source water and increased demand, the Nitrate Removal System is operating at capacity, slowing delivery of treated water. Lawn irrigation is now prohibited throughout the Des Moines Metropolitan area.

Staff clarified that hand-watering of flowers and gardens is allowed with controlled methods, but all automated irrigation must stop. The City will issue red violation placards for observed noncompliance, with potential water service termination and municipal fines per the City's Water Shortage Plan and Section 90.18 of the City Code.

Council also discussed Bondurant's future water supply plans and questioned long-term strategies for reducing dependency on external sources. Public Works Director Horton noted he is actively monitoring the situation and incorporating future supply planning to ensure resilience and preparedness.

10. Reports / Comments and appropriate action thereon:

a. Mayor

Mayor Elrod shared that he attended the recent Planning & Zoning Commission meeting to receive an update on the ongoing Zoning Code overhaul. He noted it was a productive and informative conversation, and he appreciated the Commission's engagement and input on the process.

b. Council Members

McKenzie - DART and Catch DSM update, Habitat for Humanity this Friday, ATV and golf carts on the trail.

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Driscoll - Recent ribbon cuttings, upcoming fireworks season, library bike rack comments, questioned the status of the safe crossing near the high school, and also questioned the traffic-calming measures in the detour area for the 2nd Street, NW widening project.

Sillanpaa - Fireworks, bike trail comments, MAC meeting comments, P&Z update, and questioned if we have a liaison for the Iowa Bicycle Coalition.

Cox - WRA meeting tomorrow, Chamber update, Celebrate Bondurant comments.

Peffer - MWA meeting on Wednesday, upcoming Parks & Recreation Board meeting, and Summerfest comments.

c. Administrator

Summerfest comments, upcoming employee appreciation event, and certified site announcement this Thursday.

d. Directors

Murray - Department update.

Horton - Department update.

Rauterberg - Department update.

Klinker-Feld - Department update.

Jess - Department update.

Hagan - Department & Chamber update.

11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation

Motion by Driscoll, seconded by Cox, to Move into Closed Session at 07:46 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 08:31 PM.

12. Adjournment

Motion by Peffer, seconded by Cox, to adjourn at 08:31 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on June 16, 2025, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for

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the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor